



FREEBOURNES ROAD
FREEBOURNES INDUSTRIAL ESTATE
WITHAM | ESSEX CM8 3DX



TO LET

REFURBISHED INDUSTRIAL WAREHOUSE UNIT
37,879 SQ FT (3,519 sq m)

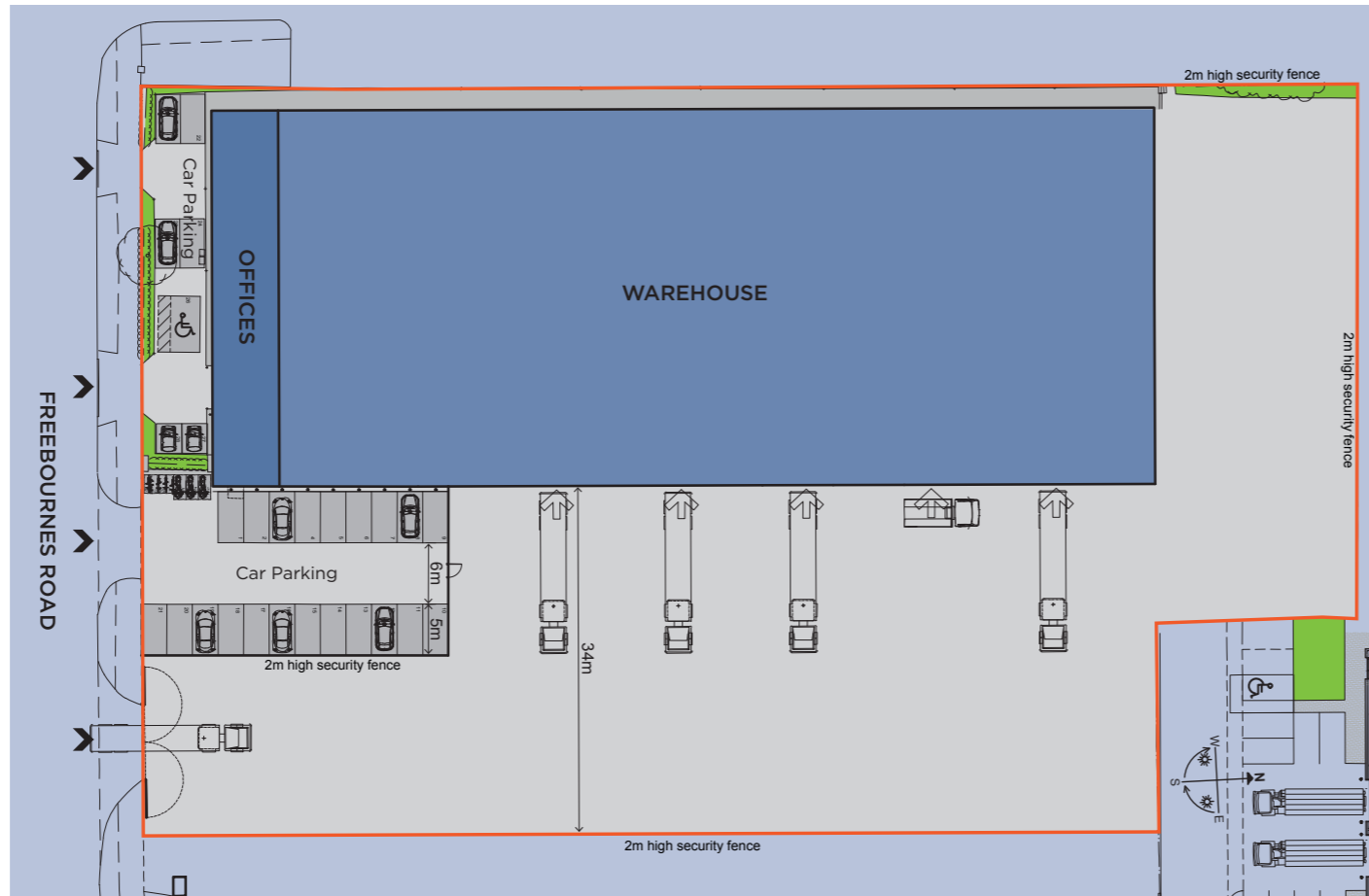
KEMSLEY^{LLP}
PROPERTY CONSULTANTS
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DESCRIPTION

18 Freebournes Road comprises a self-contained, single-storey industrial/warehouse property with attached two storey office block to the south elevation. The property has an external yard area with a car park to the front, accessed from Freebournes Road.

The property, which benefits from a maximum 11.8m height to ridge (minimum eaves height 9.3m), has been refurbished to a high standard to include: new highly insulated roof, external cladding and windows, new resin coated workshop floor, LED lighting to workshop area, new three phase power provision, five new electric shutter loading doors, refurbished air-conditioned offices & staff facilities, re-laid concrete yard area and external perimeter fencing/gates.

Freebournes Industrial Estate is the largest commercial area in Witham. Existing, nearby occupiers on the estate include Simarco Logistics, Thomas Boers, Dental Direct and Bureau Veritas.



ACCOMMODATION

	sq ft	sq m
Warehouse	33,217	3,086
Ground Floor Office	2,390	222
First Floor Office	2,272	211
TOTAL	37,879	3,519

Floor areas scaled from architects plans upon a gross internal basis

SPECIFICATION:

- 11.8m maximum height to ridge (minimum eaves height 9.3m)
- Three phase power, no gas connected
- Five surface shutter doors
- Refurbished two storey, air-conditioned office block
- Staff kitchens
- Car & cycle parking
- EV charging points
- Secure, gated yard with dual access
- 24/7 access
- Potential to expand yard with additional 1.67 acres (0.68 hectares) - shown on aerial photograph as 16 Freebournes Road



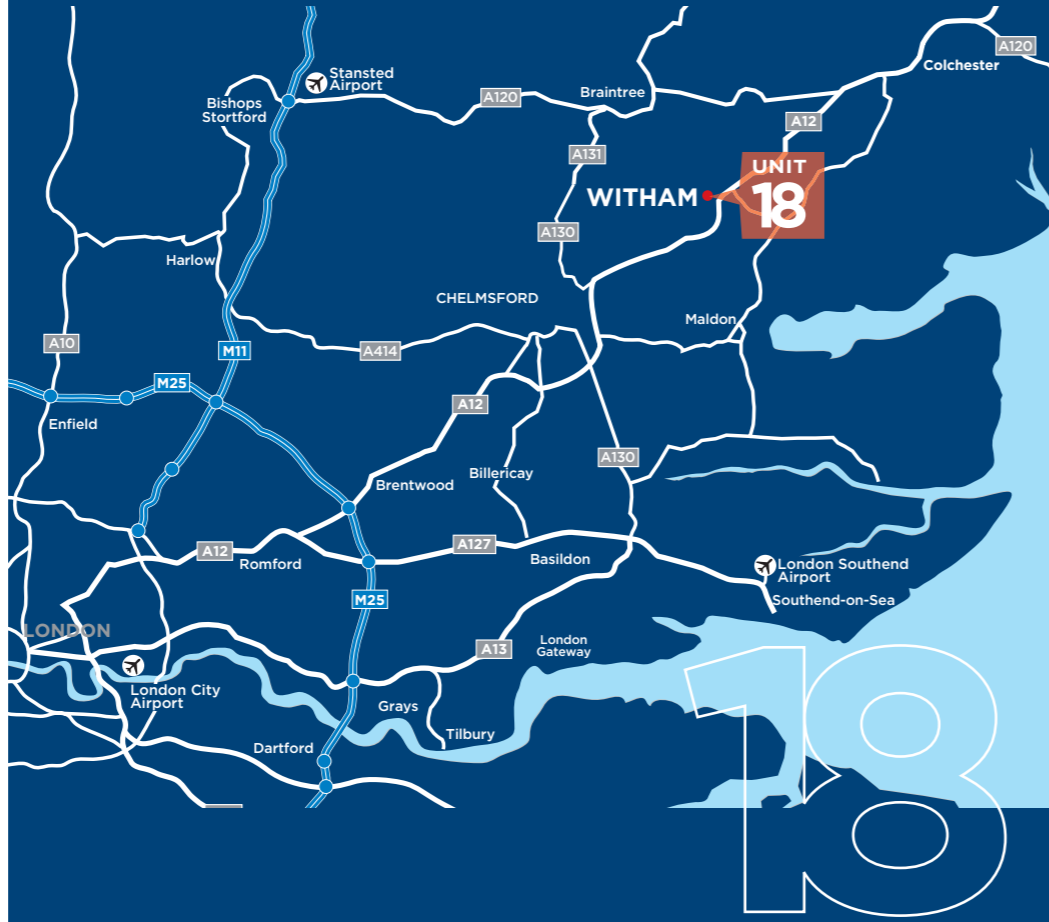


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WITHAM | ESSEX CM8 2BL

LOCATION

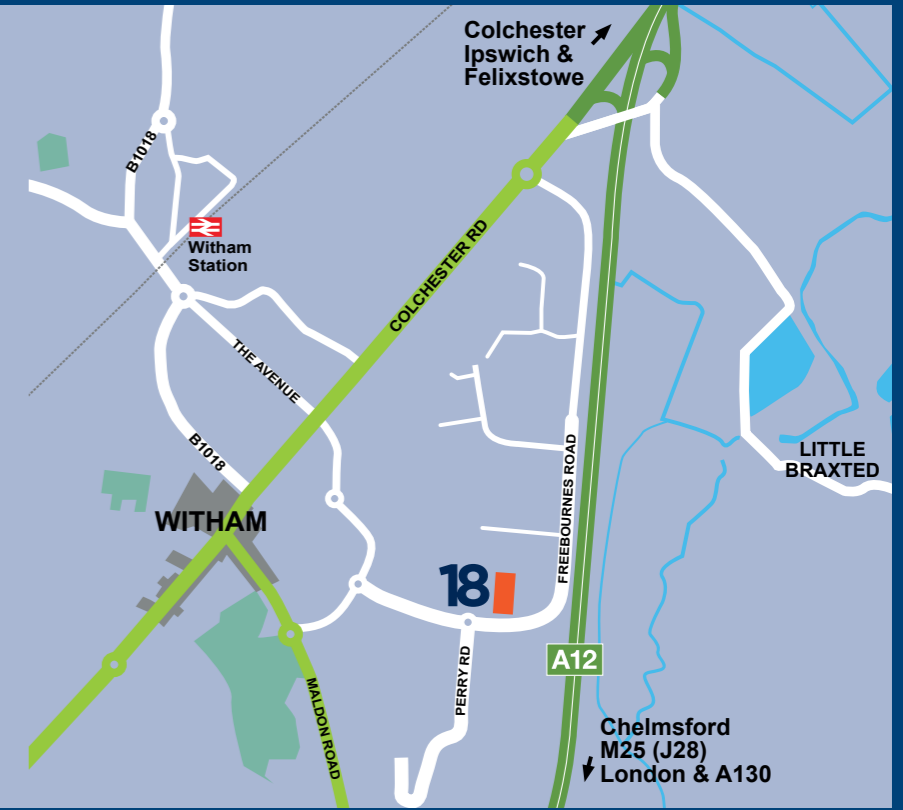
Unit 18 Freebournes Road is located within Witham's established Freebournes Industrial Estate in close proximity to Junction 22 of the A12. The A12 provides northbound access to Colchester and southbound access to Chelmsford, the M25 and on to London. Witham railway station is located within a short distance, benefitting from a direct service to London Liverpool Street with a journey time of around 45 minutes.



DRIVE TIMES

	miles	mins
Chelmsford	11	20
A127	16	25
Stansted Airport/ M11 (J18)	22	32
M25 (J28)	25	30
Colchester	14	19
London Gateway	30	30
Tilbury Docks	34	41
Ipswich/A14	27	32
Felixstowe/Harwich	42	54
Central London	52	80

Source: The AA



TERMS

Unit 18 is immediately available upon a new full repairing and insuring lease for a term to be agreed.

RENT

Upon Application.

EPC RATING

The unit has an EPC rating of B-41.

FURTHER INFORMATION AND VIEWING

Please contact the sole agents:

Sole agents:

KEMSLEY LLP
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